

AP MORGAN



Wirral Road, Birmingham
Asking Price £475,000

Features:

- Beautifully presented, four-bedroom, semi-detached house in Birmingham.
- Exciting opportunity for large and growing families.
- Four double bedrooms
- Reconfigured and extensively extended
- Loft conversion
- Upside down annex
- Zonal heating throughout aiding energy costs
- Newly fitted Vaillant boiler with 10-year warranty
- Substantial lounge finished in a modern style
- Spacious kitchen/diner
- Utility room
- Ground floor WC
- Ground floor bedroom with ensuite-shower room
- Contemporary family bathroom
- Generously sized, first floor lounge/breakfast kitchen
- Second floor storage room
- Large drive for off-street parking
- Low maintenance rear garden
- Storage shed and summerhouse/office
- Prime positioning for amenities

Description:

This beautifully presented, four-bedroom, semi-detached house in Birmingham presents an exciting opportunity for large and growing families, with the added versatility of an annex to the side allowing for separate living if so desired. The property is completed in a contemporary style with the internal layout reconfigured and extensively extended; presenting a substantial lounge, spacious kitchen/diner, utility room, ground floor WC, ground floor bedroom, en-suite shower room, modern family bathroom, generously sized, first floor lounge/breakfast kitchen, second floor storage room/loft conversion, large drive for off-street parking, low maintenance rear garden, a storage shed and summerhouse/office and prime positioning for amenities.

Approaching the property there is a concrete moulded drive hosting space for parking, bordered by a grass laid lawn and brick wall. There is front access to the main door and additional door to the annex. Additionally, there is an inset post box allowing separate mail for the annex.

Entering the property, the lounge is substantial allowing space for multiple suites and is well illuminated from the large front window and rear French doors in the kitchen/diner. There are under-stairs storage cupboards and an inset log burning fireplace with a natural slate surround. The kitchen/diner is accessed from the lounge and is bright and spacious thanks to a vaulted ceiling and sky lighting; presenting space for a dining table and chairs with the kitchen completed in cream cabinetry and wood-effect counter tops offering ample counterspace with an integral induction hob, electric oven, sink with drain, dishwasher and underfloor heating. The utility hosts additional cabinetry with space for freestanding appliances alongside access to the ground floor WC which also leads to the rear garden. The annex enters to a hall and the ground floor bedroom which is a large double presenting plenty of space for freestanding furniture and hosts an en-suite shower room with a washbasin, WC and shower. There is access to the utility through the shower room if desired. The ground floor is completed by one colour laminate flooring throughout allowing for low-maintenance cleaning and zonal heating allowing for isolated heating from the rest of the property.

Ascending to the first floor, the landing is bright and spacious, presenting Bedroom Two, a large double looking to the rear with an



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integral wardrobe. Bedroom Three is an additional double looking to the front aspect, also presenting an integral wardrobe. The family bathroom is modern and hosts a washbasin, WC, bath/shower and electric underfloor heating. The first floor is completed by the annexed lounge/breakfast kitchen which is generously sized offering space for multiple suites, freestanding furniture and a breakfast kitchen which presents ample counter space with an integral electric oven, electric hob, sink with drain, breakfast counter with stool seating and space/plumbing for freestanding appliances the lounge/breakfast kitchen is completed by stairs leading to the front hall and ground floor bedroom. The first floor of the main property and the annex also host zonal heating.

Ascending to the second floor to the loft conversion, the landing presents Bedroom One, a large double room in roof hosting integral eaves storage and is well illuminated through sky lighting. The second floor is completed by a significant storage room which also includes sky lighting and allows for plenty of storage space.

Heading outside to the low-maintenance rear garden there is a paved patio gives space for garden furniture and entertaining. There is a large shed for storing wood and tools and a separate summer house/office perfect for working from home. Both the shed and summer house are powered.

Located in a popular location, the property offers fantastic access to local transport and major road links for travel to surrounding areas including access to Selly Oak, Bournville, and Northfield. Nearby well-regarded schooling is available in addition to local green spaces, shops and access to the M5 & M42 for further travel.

Details:

Lounge 21' x 18'1" (6.4m x 5.5m) Both Max

Kitchen/Diner 8'3" x 20'3" (2.51m x 6.17m) Both Max

Utility Room 7'10" x 6'8" (2.4m x 2.03m) Both Max

Ground floor WC 3'2" x 6'8" (0.97m x 2.03m) Both Max

Hall

Ground Floor Bedroom 11'9" x 8'10" (3.58m x 2.7m) Both Max

En-suite Shower Room 2'7" x 8'10" (0.79m x 2.7m)

Landing

Bedroom Two 10'4" x 11'3" (3.15m x 3.43m) Both Max

Bedroom Three 7'11" x 11'3" (2.41m x 3.43m) Both Max

Bathroom 4'9" x 8'8" (1.45m x 2.64m)

Lounge/Breakfast Kitchen 20'4" x 8'11" (6.2m x 2.72m) Both Max

Landing

Bedroom One 8'9" x 12'2" (2.67m x 3.7m) Both Max

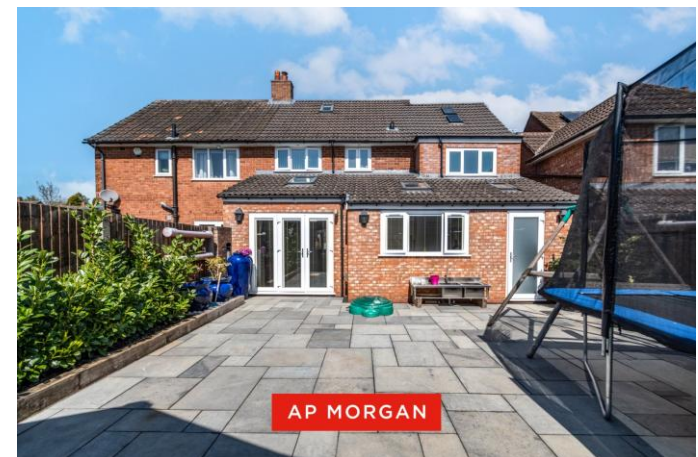
Storage 11'4" x 5'9" (3.45m x 1.75m)

EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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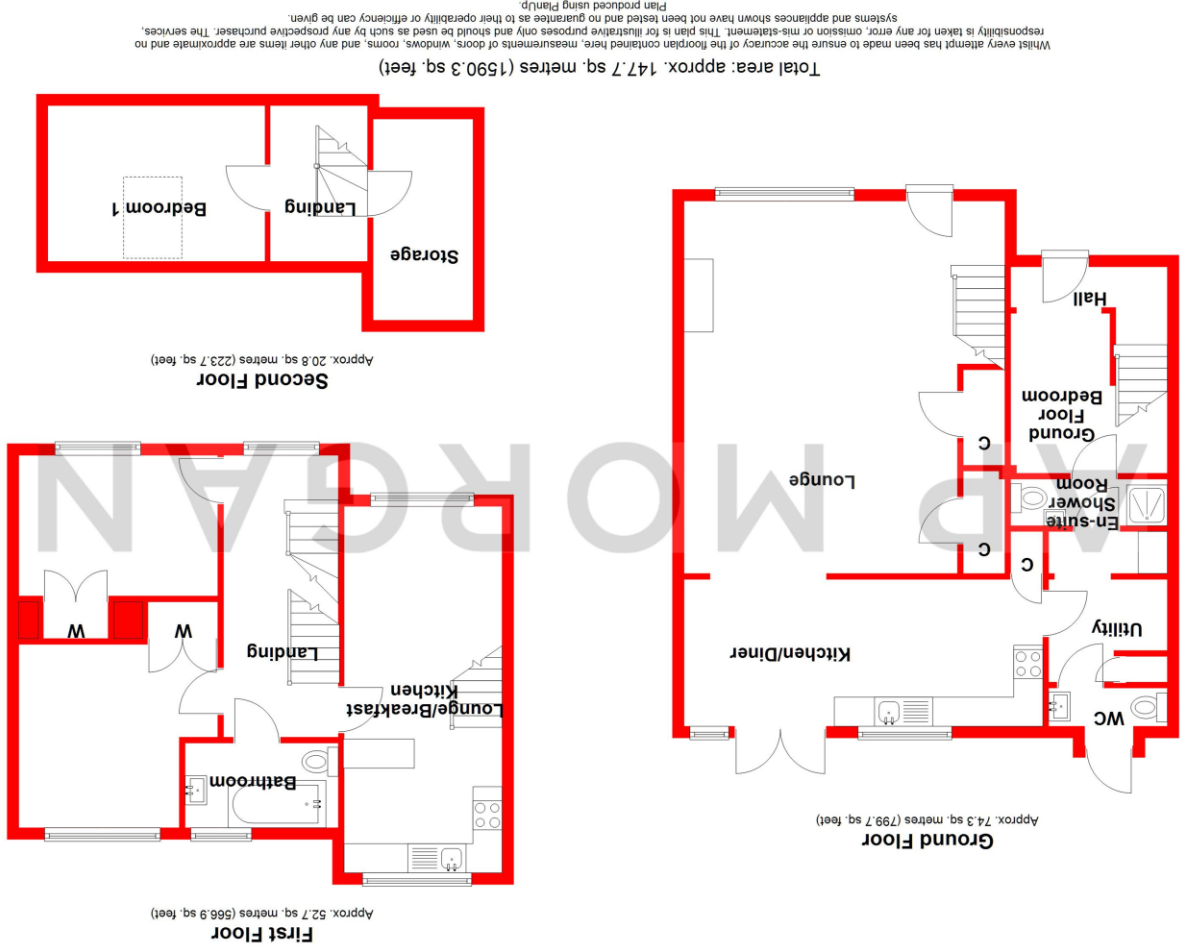
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